



Gloucester Road,
Malmesbury, SN16 0AJ

STRAKERS

73 Gloucester Road, Malmesbury,
Wiltshire, SN16 0AJ

Located in the heart of the town, a spacious four bedroom town house with a most deceptive interior arranged over three floors.

- Spacious Town House
- Heart Of The Town
- Deceptive Accommodation
- Interior Over Three Floors
- Four Generous Bedrooms
- Open Plan Kitchen/Dining Room
- Family Wet Room + En Suite
- Large Conservatory
- Paved Courtyard Garden
- No Onward Chain

Guide Price £475,000



**** SPACIOUS PERIOD HOME ** DECEPTIVE ACCOMMODATION OVER THREE FLOORS ** FOUR BEDROOMS ** EN SUITE + WET ROOM ** COURTYARD GARDEN ****

Located in the heart of the town and within easy walking distance of all local amenities yet within a short distance of country walks alongside the picturesque River Avon. With origins dating back to 1890 this attractive four bedroom period town house has a most deceptive interior arranged over three floors and it is only by an internal viewing can this be fully appreciated. On the ground floor the front door opens into a spacious sitting room, an inner hallway with cloakroom, an open plan kitchen/dining room and a delightful conservatory. The first floor boasts two generous double bedrooms, one benefitting from an en suite shower room. Stairs from the landing rise up the the second floor with two further bedrooms and a family shower room. Externally a small paved courtyard extends to the rear of the property enjoying open views over the gardens of the town towards the River Avon.

SITUATION

The hilltop town of Malmesbury is officially recognised as England's oldest borough. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history round every corner but is also bursting with life, enjoying excellent independent shops, a Waitrose, charming cosy pubs, friendly cafes, regular farmers' markets and a busy local events schedule. There is a wide choice of schools nearby which include the award winning Malmesbury Secondary. The establishment of the Dyson design and development headquarters on the edge of the town means that Malmesbury is now a centre for technical innovation, allowing the town to truly describe itself as both ancient and modern. Malmesbury is five miles north of the M4 (Junction 17) so within easy commuting distance of Bristol, Bath and Swindon. London is approximately 1½ hours away by car or train.

PROPERTY INFORMATION

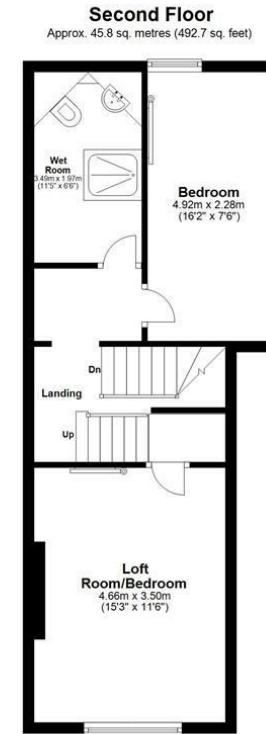
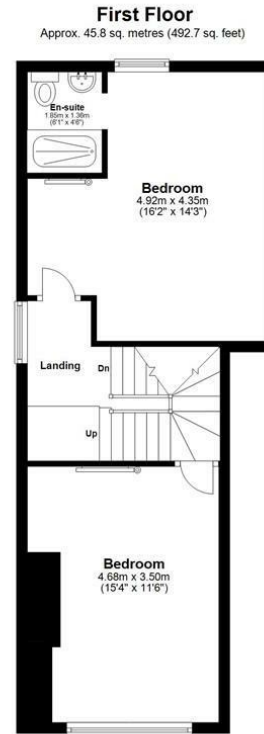
Tenure: Freehold

EPC Rating: E

Council Tax Band: D

Mains water, gas and electricity





Total area: approx. 152.9 sq. metres (1646.3 sq. feet)

73 Gloucester Road, Malmesbury, Wiltshire, SN16 0AJ
Tel: 01666 829292
Email: malmesbury@strakers.co.uk

www.strakers.co.uk

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